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# Land Use Applications

Uses or development that are regulated by Titles 14, 17, and 19 of the Milwaukie Municipal Code (MMC) shall submit and obtain approval for all required land use applications prior to establishment or construction.

MMC Table 19.901 below contains a complete list of the City's land use applications and the location of the provisions that govern their submittal, review, and approval.

It also identifies the review type(s) associated with each application type. The review type determines who is given notice about land use and development proposals, when the City has to make a decision on a land use application, and who makes the final decision.

Descriptions of the different review types and the procedures associated with them are located in MMC Chapter 19.1000. Decision makers for each review type are listed in MMC Table 19.1001.5.

| <b>Table 19.901<br/>Land Use Applications</b>  |  |   |
|--|--|---|
| <b>Application Type</b>  | <b>Municipal Code Location</b>   | <b>Review Types</b>                                 |
| Amendments to Maps and Ordinances:<br>Comprehensive Plan Text Amendment<br>Comprehensive Plan Map Amendment<br>Zoning Text Amendment<br>Zoning Map Amendment | Section 19.902<br>Subsection 19.902.3<br>Subsection 19.902.4<br>Subsection 19.902.5<br>Subsection 19.902.6 | V<br>IV, V <sup>1</sup><br>V<br>III, V <sup>2</sup> |
| Annexations and Boundary Changes:<br>Boundary Change<br>Expedited Annexation<br>Nonexpedited Annexation  | Chapter 19.1100<br>Section 19.1103<br>Section 19.1104<br>Section 19.1102                                   | NA<br>NA<br>IV                                      |
| Appeal   | Section 19.1010  | Varies  |
| Code Interpretation  | Section 19.903   | I   |
| Community Service Use  | Section 19.904   | I, III  |
| Compensation for Reduction in Property Value (Measure 37)  | Chapter 1.20   | NA  |
| Conditional Use  | Section 19.905   | I, III  |
| Development Review   | Section 19.906   | I, II   |
| Director Determination   | Section 19.903   | I   |
| Downtown Design Review   | Section 19.907   | I, II, III  |
| Extension to Expiring Approval   | Section 19.908   | I, II   |
| Historic Resource:<br>Alteration<br>Demolition<br>Status Designation<br>Status Deletion  | Section 19.403<br>Subsection 19.403.5<br>Subsection 19.403.7<br>Subsection 19.403.4<br>Subsection 19.403.4 | I, III<br>III<br>IV<br>IV                           |

<sup>1</sup> Level of review determined by City Attorney per Section 19.902.4.A.

<sup>2</sup> Level of review determined by City Attorney per Section 19.902.6.A.1.

| <b>Table 19.901 CONTINUED<br/>Land Use Applications</b>  |  |  |
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| <b>Application Type</b>  | <b>Municipal Code Location</b>   | <b>Review Types</b>                        |
| Land Divisions:<br>Final Plat<br>Lot Consolidation<br>Partition<br>Property Line Adjustment<br>Replat<br>Subdivision | Title 17 (for all Land Divisions)  | I<br>I<br>II<br>I, II<br>I, II, III<br>III |
| Miscellaneous:<br>Barbed Wire Fencing  | Chapter 19.500<br>Subsection 19.502.2.B.1.b-c  | II   |
| Modification to Existing Approval  | Section 19.909   | I, II, III                                 |
| Natural Resource Review  | Section 19.402   | I, II, III, IV                             |
| Nonconforming Use Alteration   | Chapter 19.804   | III  |
| Parking:<br>Quantity Determination<br>Quantity Modification<br>Shared Parking<br>Structured Parking                  | Chapter 19.600<br>Subsection 19.605.2<br>Subsection 19.605.2<br>Subsection 19.605.4<br>Section 19.611        | II<br>II<br>I<br>II, III                   |
| Planned Development  | Section 19.311   | IV   |
| Site Design Standards:<br>Preliminary Circulation Plan   | Section 19.504<br>Subsection 504.11  | II   |
| Residential Dwellings:<br>Accessory Dwelling Unit<br>Duplex<br>Manufactured Dwelling Park<br>Temporary Dwelling Unit | Section 19.910<br>Subsection 19.910.1<br>Subsection 19.910.2<br>Subsection 19.910.3<br>Subsection 19.910.4   | I, II<br>II<br>III<br>I, III               |
| Sign Review  | Title 14   | Varies                                     |
| Transportation Facilities Review   | Chapter 19.700   | II   |
| Variances:<br>Building Height<br>Fence Height<br>Use Exception<br>Variance   | Section 19.911<br>Subsection 19.911.6<br>Subsection 19.911.3<br>Subsection 19.911.5<br>Subsection 19.911.1-4 | II<br>II<br>III<br>II, III                 |
| Willamette Greenway Review   | Section 19.401   | III  |